



**Address:** [2624 TRIANGLE LEAF DR](#)  
**City:** FORT WORTH  
**Georeference:** 44715T-163-13  
**Subdivision:** VILLAGES OF WOODLAND SPRINGS W  
**Neighborhood Code:** 3K600B

**Latitude:** 32.9392867668  
**Longitude:** -97.305056761  
**TAD Map:** 2054-460  
**MAPSCO:** TAR-021M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** VILLAGES OF WOODLAND  
SPRINGS W Block 163 Lot 13

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$376,761

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41117050

**Site Name:** VILLAGES OF WOODLAND SPRINGS W-163-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,844

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,050

**Land Acres<sup>\*</sup>:** 0.1388

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

KHADKA SABIN  
THAPA PUSHPA

**Primary Owner Address:**

2624 TRIANGLE LEAF DR  
FORT WORTH, TX 76244

**Deed Date:** 8/25/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220214334](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BORSAEV RUSTAM;VARAKSINA ELENA	6/27/2014	<a href="#">D214138324</a>	0000000	0000000
DR HORTON - TEXAS LTD	7/17/2013	<a href="#">D213189249</a>	0000000	0000000
HARMONY HOMES TEXAS LLC	11/16/2012	<a href="#">D212283679</a>	0000000	0000000
JBGL HH LLC	2/4/2011	<a href="#">D211031458</a>	0000000	0000000
UDF WOODLAND SPRINGS LP	4/7/2009	<a href="#">D209092343</a>	0000000	0000000
ONE WOODLAND SPRINGS LTD	1/1/2006	000000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$306,761	\$70,000	\$376,761	\$376,761
2024	\$306,761	\$70,000	\$376,761	\$361,910
2023	\$312,419	\$70,000	\$382,419	\$329,009
2022	\$274,318	\$50,000	\$324,318	\$299,099
2021	\$221,908	\$50,000	\$271,908	\$271,908
2020	\$194,400	\$50,000	\$244,400	\$244,400

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.